

APPROVED: Meeting No. 13-82

ATTEST:

*Helen M. Heneghan*

MAYOR AND COUNCIL  
ROCKVILLE, MARYLAND  
MEETING NO. 9-82

March 8, 1982

The Mayor and Council of Rockville, Maryland, convened in general session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland, on Monday, March 8, 1982, at 8:00 p.m.

PRESENT

Mayor William E. Hanna, Jr.

Councilwoman Phyllis Fordham

Councilman John Freeland

Councilman John Tyner

ABSENT

Councilman Steve Abrams

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Attorney Roger Titus; City Clerk Helen Heneghan; Director of Finance John Lawton; Director of Planning James M. Davis; Director of Community Development and Housing Assistance Douglas Horne; Director of Recreation and Parks Ronald Olson; Assistant City Manager Daniel Hobbs.

Re: City Manager's Report

Mr. Blick reported the following:

1. The Federal Highway Administration has approved a \$100,000 grant for improvement to the traffic signal on North Washington Street.

Re: Appreciation of Virginia Moore

The Mayor and Council presented an award to Virginia Moore on the occasion of her 25th anniversary of working with the City on the slimnastics program. Mr. Olson read the accomplishments of Mrs. Moore through the years. She was presented with resolutions of appreciation from the Maryland Senate and the House of Delegates. The Mayor and Council thanked her for her many years of service to the City.

Re: Appointments

Mayor Hanna made the following appointments which were confirmed by the Council:

Meeting No. 9-82

-2-

March 8, 1982

Senior Citizens Commission - Betty Bobst - two-year term  
199 Rollins Avenue

Historic District Commission - Sue Collett  
126 Monroe Street

Re: Award of Contract: Bids No.  
25-33/82, Vehicles

On February 16, 1982, at 3 p.m. the following bids were opened:

<u>Bid No.</u>	<u>Type</u>	<u>Quantity</u>
25-82	Refuse Trucks	3
26-82	Police Cruisers	5
27-82	Dump Trucks	4
28-82	Four Passenger Sedans	5
29-82	18 Passenger Bus	1
30-82	Step Van	1
31-82	Vans	3
32-82	Pickup Trucks	3
33-82	Compact Sedan	1

There were 84 proposals sent out on the refuse trucks, 35 on the bus, and 34 on each of the remaining bids and a total of 72 responses with the lowest number of responses on the bus (3) and the highest number of responses on the refuse trucks (15).

The bid for the refuse trucks is a re-bid from last October 1981, when staff received only 2 chassis bids and five body bids for a total cost of \$137,850. A re-bid brought 10 chassis bids and six body bids for a total cost of \$125,181.

Staff received only one bid on #26-82 that conformed to specifications for purchase of the five police cruisers. The bid exceeded the budgeted amount of \$43,000 by \$2,440. Through some minor modifications in the engine requirements there is a potential reduction in purchasing cost of approximately \$1,000 each. There also would be a potential increase in fuel efficiency for a savings of up to \$400 annually in fuel cost for each unit. This can be accomplished without sacrificing performance requirements as determined by the police staff.

Therefore, (1) because the bid exceeds the budgeted amount, and (2) because staff believes that it is in the City's best interest to readvertise for bids with specifications changed to permit additional bidders, staff recommends Mayor and Council reject Bid No. 26-82 and authorize the City to readvertise.

Meeting No. 9-82

-3-

March 8, 1982

The total cost of the remaining eight bids, including options, is \$307,267.46. There is \$364,300 in the Equipment Replacement Fund allocated for these vehicles. The rebate program, where acknowledged, is in effect until March 31, 1982.

Staff recommends that these awards be made as follows:

- No. 25-82 To Eastern International Trucks in the amount of \$86,619 for replacement of three (3) refuse truck chassis and to Waddle Truck Equipment Inc. in the amount of \$38,562 for replacement of three (3) refuse truck bodies.
- No. 26-82 Rejection of bids and authorize re-advertisement as recommended.
- No. 27-82 To Sport Chevrolet Co. in the amount of \$59,451.99 for replacement of four (4) medium duty dump trucks, including options.
- No. 28-82 To Sunderland Chevrolet Inc., in the amount of \$27,737 less \$1,875 in rebates for a total of \$25,862 for replacement of five (5) four passenger sedans, including options.
- No. 29-82 To JKJ Chevrolet in the amount of \$19,111.80 for replacement of one (1) 18 passenger bus, including options.
- No. 30-82 To Sunderland Chevrolet Inc. in the amount of \$11,942 less \$562.50 in rebates for a total of \$11,379.50 for replacement of one (1) step van.
- No. 31-82 To Stewart Ford in the amount of \$25,061 for replacement of three (3) vans, including options.
- No. 32-82 To Glenmont Chrysler/Plymouth in the amount of \$26,331.27 for replacement of three (3) pickup trucks.
- No. 33-82 To JKJ Chrysler/Plymouth in the amount of \$7,444.45 for replacement of one (1) compact sedan, including options

On motion of Councilman Tyner, duly seconded and passed by unanimous vote of all present, the Mayor and Council approved the award of Bids No. 25-82 through 33-82 as recommended by the staff.

Re: Award of Contract: Bid No.  
34-82, Fields Road Interconnector

This project covers the installation of a 12" water main, water meter and pressure valve, which will extend the City's water system from Piccard Drive along Fields and Shady Grove Roads, a distance of approximately 2800 linear feet to a connection with the W.S.S.C. water system.

Meeting No. 9-82

-4-

March 8, 1982

This interconnection will increase the fire fighting capabilities in the 70-S Industrial Park area of North Rockville, which presently is below recommended standards. In addition, it will provide an emergency interconnect in the event of City water plant or transmission line failure. It is a project given high priority in the 1978 water system study performed for the City by the Pitometer Associates.

Fifteen bids were received as follows:

Nazario Construction Co., Inc., Beltsville, Maryland	\$104,130.00
Rapp Contracting, Inc., Beltsville, Maryland	114,830.00
Mitchell-Wiley, Inc., Ellicott City, Maryland	115,750.00
Brady Contracting, Inc., Camp Hill, Pennsylvania	118,885.00
DiMeglio Construction Co., Adelphi, Maryland	134,210.00
Deneau Construction, Inc., Gaithersburg, Maryland	137,192.00
Calcon Company, Inc., Gaithersburg, Maryland	137,600.00
Concrete General, Inc., Gaithersburg, Maryland	138,800.00
Joseph Canova & Son, Inc., Laurel, Maryland	144,100.00
City Contractors, Inc., Hyattsville, Maryland	159,604.00
Lisbon-Madeira Ltd., Kensington, Maryland	160,000.00
Ventresca & Sons, Inc., College Park, Maryland	161,270.00
Alejo Lopez, Jr., Bladensburg, Maryland	176,140.00
Tribble Construction, Inc., Fairfax, Virginia	185,524.00
Pleasant Excavating Co., Inc., Clarksburg, Maryland	200,800.00
Engineer's Estimate	\$130,000.00
Total Appropriation	\$209,600.00

This bid represents a continuation of the keen competition and favorable prices experienced by the City on all public works contracts in recent months. The low bidder is well qualified to perform this contract and has performed similar work for the City in the past. For this reason, it is recommended that the contract be awarded to the low bidder, Nazario Construction Company, Inc., in the amount of their low bid of \$104,130.00.

On motion of Councilwoman Fordham, duly seconded and passed by unanimous vote of all present, Bid No 34-82 for Fields Road Water System Interconnector was awarded to the Nazario Construction Company in the amount of \$104,130.00.

Re: Approval of plan for design  
of Broome Athletic Park

The FY 82 approved CIP provides for the planning and design of a new lighted outdoor athletic area. In order to properly plan, design, and engineer the project, the services of a registered landscape architectural firm are required. \$15,000 is budgeted in the FY 82 approved CIP for the planning and design of the project.

Meeting No. 9-82

-5-

March 8, 1982

In January, 1982, a Scope of Services for the project was mailed to thirty-three local landscape architectural firms and an advertisement was placed in the Sentinel/Advertiser newspapers to solicit expressions of interest seeking the services of a landscape architecture firm to plan and design the aforementioned park. Twelve expressions of interest and qualifications without prices by consultants were received prior to the January 22, 1982, deadline.

The proposals were received from nine firms as per the following:

<u>Firm</u>	<u>Part I</u>	<u>Part II</u>	<u>Total</u>
Lindsay Ervin & Associates, Annapolis, MD	\$1,200	\$8,200	\$ 9,400
Maleady + Roy + Miller, P.A., Gaithersburg, Maryland	4,000	9,246	13,246
I.P.D.S., Silver Spring, Maryland	6,300	8,000	14,300
VIKA, Bethesda, Maryland	4,400	11,975	16,375
G.L. Rupert & Associates, Silver Spring, Maryland	7,940	11,540	19,480
PRC Toups Corporation, Bethesda, MD	12,600	11,300	23,900
Edward F. Kilduff & Associates, College Park, Maryland	5,000	22,500	27,500
Design Resource Associates, Reston, Virginia	8,680	18,910	27,590
Coffin and Coffin, Washington, D.C.	9,950	19,970	29,920

After final review of the priced proposals, the low bidder, Lindsay Ervin and Associates, was called and interviewed. Examination

of the prices reveals that Lindsay Ervin and Associates consulting firm is the low bidder for the full project (Parts I and II), and I.P.D.S. is the low bidder for Part II.

In the opinion of the staff, it is desirable to approve both parts of the consulting plan for planning and design of the Broome Athletic Park by contracting the Lindsay Ervin and Associates firm as low bidder. Part I will be implemented immediately, and Part II is subject to subsequent approval of construction funding by the Mayor and Council in FY 83 CIP. A check of three references for Lindsay Ervin and Associates produced a favorable recommendation.

Meeting No. 9-82

-6-

March 8, 1982

Councilman Tyner asked the outcome of the discussions with the Twinbrook Civic Association on this park concept. Mr. Olson said the association supports the idea and hopes to work closely with the staff as the work progresses.

On motion of Councilman Tyner, duly seconded and passed by unanimous vote of all present, the Mayor and Council approved both parts of the consulting plan for the planning and design of Broome Athletic Park by Lindsay Ervin and Associates.

Re: Introduction of Ordinance: To  
Grant Street Closing Application,  
SCA-38-81, Red Gate Industrial Park

On motion of Councilwoman Fordham, there was introduced upon the table an ordinance granting Street Closing Application, SCA-38-81, said ordinance to lay over at least one week before final action is taken.

Re: Adoption of Ordinance: To Adopt  
the Croydon Park Neighborhood Plan  
as an Amendment to the Master Plan  
of Rockville

#### Ordinance No. 9-82

Councilman Freeland asked if the review process will be done bi-annually as suggested by the citizens. Mr. Davis said he did not know if that had been changed in the Plan. Councilman Freeland, moved duly seconded, that if not, the Plan be amended to include this. The motion passed.

On motion of Councilwoman Fordham, duly seconded and passed by unanimous vote of all present, Ordinance No. 9-82, the full text of which can be found in Ordinance Book No. 10 of the Mayor and Council, adopting the Croydon Park Neighborhood Plan as an amendment to the Master Plan of Rockville, was adopted by the Mayor and Council.

Re: Citizen's Forum

The Mayor opened the meeting to those citizens who wished to address the Mayor and Council.

There being no citizen wishing to address the Mayor and Council, the Mayor closed the citizen's forum portion of the meeting.

Re: Correspondence:

The Mayor and Council noted the following items of correspondence:

1. Vicky Turk, re Rockville Mall garage
2. J. O. Roberson, Maryland Department of Economic Development, re BOCA code
3. Maryland Municipal League, request for door prize

Councilman Tyner suggested the City send something nicer than it has in the past years.

Meeting No. 9-82

-7-

March 8, 1982

4. J.L. King Floor Company, re use of local sub-contractors
5. Town Center Seniors Club, re Monroe Park

## Re: Information Items

The Mayor and Council noted the following items of information:

1. Complimentary letter on concert series
2. Letter to Assistant City Manager explaining phone problems
3. Memo re League Volunteer File

Councilman Tyner suggested the City Manager keep this handy for the new Mayor and Council.

4. Copy of further correspondence re Mount Vernon Place

Mayor Hanna asked that the staff address the problem mentioned since it would seem inconsistent to have parking in the 300 block when it is not allowed in the other three blocks.

5. Specimen bonds
6. Memo re Veterans Memorial in Town Center

Mayor Hanna said this seems like a good idea.

7. Memo re B & O Station
8. Senior Spotlight
9. Memo re Sunday tour of artwork for City Hall addition

Re: Public Hearing: Resolution of the Mayor and Council to amend the Charter of the City so as to establish as one of the requirements of voting in City Elections, that a voter must be 18 years of age prior to the date of any City general election; to provide for the filing of nominating petitions at least 30 calendar days preceding the general elections; and to eliminate the requirement that signers of a nominating petition state their intention to vote for the person named in the petition and to substitute therefor a statement that the signers of a nominating petition request that the name of the candidate be placed on the ballot.

The Mayor and Council conducted a public hearing on a resolution to amend the City Charter, and heard those persons as will be found in the official stenographic transcript of the hearing. There being no other citizen wishing to be heard, the Mayor closed the hearing with the record to be held open for one week.

Meeting No. 9-82

-8-

March 8, 1982

Re: Public Hearing: A Disposition  
and Development Agreement between  
the Mayor and Council of Rockville,  
Maryland and New Rockville Town  
Center Partners

The Mayor and Council conducted a public hearing on the disposition and development agreement between the Mayor and Council of Rockville, Maryland, and the New Rockville Town Center Partners, and heard those persons as will be found in the official stenographic transcript of the hearing. There being no other person wishing to speak, the Mayor closed the hearing with the record to be held open until April 5.

Re: Public Hearing: Text Amendment  
Application, T-51-82, Mayor and  
Council of Rockville, Applicant,  
to allow the Planning Commission  
some flexibility in approving use  
permit applications within the  
Town Center Planning Area regarding  
temporary and other parking areas  
and urban design controls.

The Mayor and Council conducted a public hearing on Text Amendment Application, T-51-82, Mayor and Council of Rockville, Applicant, allowing the Planning Commission some flexibility in approving use permit applications within the Town Center Planning Area regarding temporary and other parking areas and urban design controls, and heard those persons as will be found in the official stenographic transcript of the hearing. There being no other citizen wishing to speak, the Mayor closed the hearing with the record to be held open until April 5.

Re: New Business

1. Councilwoman Fordham suggested that the advisory committee that worked with the Mayor and Council on the selection of the developer be expanded and said she would like appointments made this evening. Councilman Freeland suggested waiting until a charter to the group is arranged and at that time members can be appointed. Mayor Hanna agreed and asked the staff to come back with recommendations. Councilwoman Fordham said the advisory committee could act along with the Economic Development Department to revitalize the entire Town Center. Councilman Freeland suggested in its recommendation, staff consider a paid staff member to act as a catalyst with the group. Councilman Tyner noted that the original Town Center Task Force might serve as a model.



Meeting No. 9-82

-9-

March 8, 1982

Re: Approval of Minutes

On motion of Councilman Tyner, duly seconded and passed by unanimous vote of all present, the Minutes of Meeting No. 5-82, January 29, 1982, were approved as written.

On motion of Councilman Freeland, duly seconded and passed by unanimous vote of all present, the Minutes of Meeting No. 6-82, 2/1/82, were approved as written.

On motion of Councilman Tyner, duly seconded and passed by unanimous vote of all present, the Minutes of Meeting No. 7-82, 2/8/82, were approved as amended.

Re: Executive Session

On motion of Councilman Freeland, duly seconded and passed by unanimous vote of all present, the meeting was closed for executive session to discuss personnel.

Re: Adjournment

There being no further business to come before the Mayor and Council in executive session, the meeting was adjourned at 2:00 a.m. to convene again in general session on Monday, March 15, 1982, at 8:00 p.m. or at the call of the Mayor.